

Tsarkov, Alex

From: Noriko Hiraga [norikoathome@yahoo.com]
Sent: Thursday, March 24, 2011 9:35 PM
To: Tsarkov, Alex
Cc: David Kelman
Subject: Written Testimony is Support of HB6620 Condo Bills; For Public Hearing 3/25/11

For Judiciary Committee Public Hearing March 25, 2011
IN FAVOR OF HB6620, HB1205 and HB1208 Condo Bills

My name is Noriko Hiraga and I live in New Canaan. I am in support of the bill, **HB6620**. I am asking for your support in passing these bills.

The reason is because I need a place where I can report violations by the Board members and have some mediation. The majority of the condo owners keep electing back the same people on the Board. We have no where else to turn but to sue our own Board members whose legal fees are coming out of our Common Expenses where I too contribute. This is like suing myself. That is why I would like Ombudsman's office established. I will be more than willing to pay the fee to have a mediation.

The violations at my condo are:

- 1) We had only three Annual Meetings in past 10 years. We had only 3 elections in 10 years.
- 2) Our Annual Meeting is set on March 15th in our Bylaws. The Board switched the date around. The last election was in July of 2009. Justifying that the election took place 8 months ago at the Annual Meeting in March, the Board skipped 2010 election all together. One Board member whose term expired in March, if not in July, of 2010 was a Treasurer and she is still functioning as a Treasurer. If we had the elections according to schedule, the terms of all Board members by now had already expired. They have finally agreed to have an election next week but only two Board members are up for election. Other three Board members are insisting to stay.
- 3) The Board has created some written rules so as to discourage us from obtaining financial records. They mandated in writing that we could examine financial records for *only one hour* with the presence of one Board member. We were also not allowed to make copies of financial records.
- 4) In past 10 years, we have never been informed of any Board meetings whatsoever. Even after we made a request, every Board meeting in past 10 years have been conducted in secrecy. Concerning last year, the Board reported that they had no meetings. Our Bylaws say that the Board must meet at least twice a year.

3/25/2011

5) One Board member's entrance porch had been repaired and upgraded. Entrance porch according to the state law is a Limited Common Element. The cost has to come from the unit owner's expense. The payment was made from our Common Expenses. The Board member has never been charged for this.

6) The Board members discourage us to directly communicate with other unit owners about our concerns on the Association matters. We were told repeatedly that we keep our opinions and communication only with the Board members.

With this kind of excruciating situations, we desperately need some legal mediation. Nothing is going to stop this Board from whatever they want to do. We need your help in seeing that the justice prevail.